



£240,000 Freehold

3 BLEASBY CRESCENT | | SUTTON-IN-ASHFIELD | NG17 5HW

BuckleyBrown
ESTATE AGENTS

SIMPLY STUNNING!... Presenting this immaculate three-bedroomed semi-detached house for sale. The property embodies perfection, with its pristine condition reflecting the love and care it's been treated with. Located in a desirable area, the property is in close proximity to local schools, amenities, and nearby parks, making it ideal for families and couples.

Boasting a generous lounge/diner and a conservatory, it offers ample space for both relaxation and entertainment. The bay-fronted lounge features a cosy fireplace, the dining room provides the perfect setting for family meals, and the conservatory offers stunning garden views and direct access to the beautifully landscaped outdoor space.

The house enjoys a well-equipped kitchen, featuring a stunning range of wall and base units, complimented by modern appliances and a sky light, which bathes the room in beautiful, natural light.

The property offers three bedrooms: two double bedrooms, both equipped with built-in wardrobes, and a practical single bedroom. These are complemented by a modern shower room.

One of the property's unique features is the meticulously maintained garden, complete with two summer houses and a brick-built store. It's a perfect haven for those who appreciate outdoor living. The property also offers a driveway which allows for off-street parking.

The house is move-in-ready and exhibits an appealing blend of comfort and style. Its stunning features and the thoughtfulness of its layout make it a truly unique property. Come and see it for yourself – you might just find your dream home.





Entrance Hall

With a central heating radiator, storage cupboard, and stairs rising to the first floor.

Lounge 11'1" x 11'7"

With a bay window to the front elevation, central heating radiator, and a feature fireplace housing an electric fire. An opening provides access into the dining room.

Dining Room 10'3" x 11'7"

With a central heating radiator and doors which provide access into the conservatory.

Conservatory 10'5" x 11'1"

The conservatory overlooks and provides access onto the rear garden.

Kitchen 8'10" x 15'1"

The kitchen has been fitted with a stunning range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances which include a fridge/freezer, electric oven and electric hob with an extractor fan over. There is underfloor heating, a skylight to the rear and a door which provides access outside.

Utility Room

With a window to the side elevation, and space and plumbing for a washing machine.

Landing

With a window to the side elevation and loft hatch access. The loft hatch has drop-down ladders, and the loft itself is partially

boarded and insulated, and has a Velux window. Doors provided access into;

Bedroom One 11'7" x 11'11"

With a window to the front elevation, fitted wardrobes and a central heating radiator.

Bedroom Two 11'2" x 11'7"

With a window to the rear elevation, fitted wardrobes and a central heating radiator.

Bedroom Three 6'9" x 6'10"

With a window to the front elevation and a central heating radiator.

Shower Room 6'9" x 8'7"

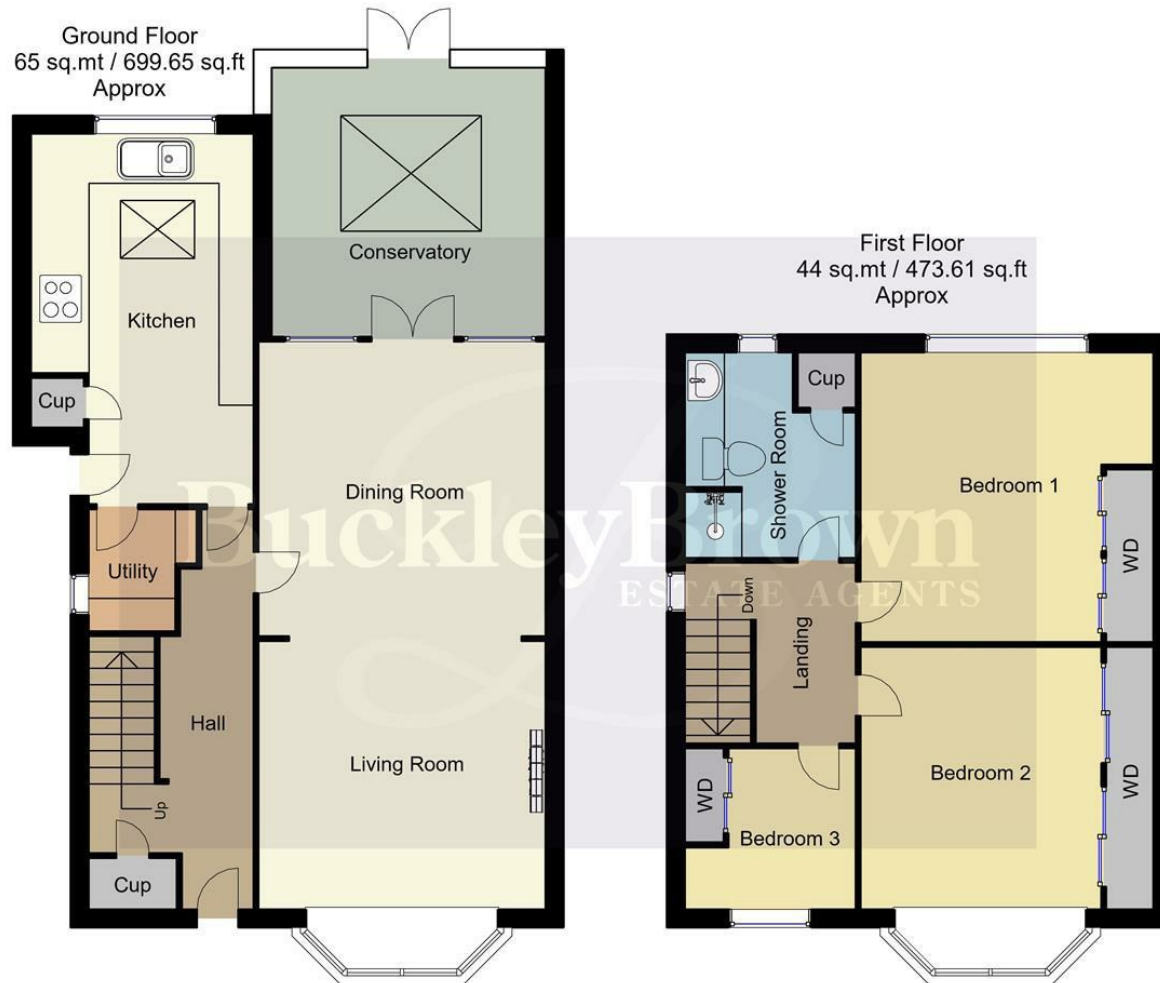
The shower room has been fitted with a modern suite in white comprising low level WC and hand wash basin set into a vanity unit, and a shower cubicle. With an opaque

window to the rear elevation and a central heating radiator. A storage cupboard houses the combi boiler.

Outside

The property boasts a traditional bay front and stands proudly on a generous plot. There is a driveway allowing for off-street parking and a beautiful garden to the rear. The rear garden is enclosed and has been tastefully landscaped, featuring a large patio area and an additional decked patio area, which in turn provides access to two summer houses. There is also a brick built store.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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